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| MEETING: | PLANNING COMMITTEE |
| DATE: | 29 JUNE 2011 |
| TITLE OF REPORT: | <p>DMS/110810/F - CARPORT TO PLOT 1 AND FIVE GARAGES TO REPLACE GARDEN SHEDS AT LAND NR. CARADOC, SELLACK, HEREFORDSHIRE, HR9 6LS.</p> <p>For: Mr Bramer per Mr Terry Egan, Ruardean Works Varnister Road, Ruardean, Nr Drybrook, Gloucestershire, GL17 9BH.</p> |

Date Received: 30 March 2011

Ward: Llangarron

Grid Ref: 355982,227272

Expiry Date: 14 June 2011

Local Member: Councillor J A Hyde

1. Site Description and Proposal

- 1.1 The application seeks planning permission for the erection of garaging for each of the six dwellings approved as enabling development on land at Caradoc Court. The approved development comprises the erection of six detached dwellings and the construction of a new access point and driveway on land approximately 400 metres north east of The Court on land at the top of a steep, north-facing wooded slope, rising up from the River Wye. The application site falls within the Wye Valley Area of Outstanding Natural Beauty and within the unregistered historic parkland associated with Caradoc Court. Trees around the site perimeter and in Castlemeadow Wood to the north are covered by Tree Preservation Orders.
- 1.2 Under planning permission DMSE09/3151/F it was resolved that permitted development rights be removed in order that the Council could retain control over future alterations sought by individual occupants in the interests of best preserving the character and appearance of the area. Development has now commenced and the dwellings are under construction. This application seeks permission to erect a single open-fronted carport as an extension to unit 1, detached single garages to units 2, 3, 4 and 5 and a single garage designed as an extension to unit 6. With the exception of unit 1 the garages would be constructed in addition to the surface parking already negotiated within the curtilage of each property. The application is a resubmission of an earlier application (S/110341/F) which sought permission for a double carport at unit 1, but a double garage for units 2 and 3 and a shared 3-bay garage for units 4 and 5. This application was withdrawn.
- 1.3 The carport extension to unit 1 would be open to all aspects. The detached single garages to units 2, 3, 4 and 5 are identical and comprise rendered walls over a brick plinth under a pitched slate roof with painted timber doors. They are 6.075m x 3.186m, with an overall height of 4m.
- 1.4 The proposed garage to unit 6 takes the form of an extension to the north elevation. It is set back from the principal elevation and measures 6m x 4m in plan. It is single-storey with a pitched roof.

Further information on the subject of this report is available from Mr E Thomas on 01432 260479

2. Policies

2.1 Planning Policy Statements:

- PPS1 - Delivering Sustainable Development
- PPS5 - Planning for the Historic Development
- PPS7 - Sustainable Development in Rural Areas

2.2 Other Guidance:

Enabling Development and the Conservation of Historic Places (English Heritage, 2008)

BS2005: 5837 - Trees in relation to construction

2.3 Herefordshire Unitary Development Plan 2007:

- S1 - Sustainable Development
- S2 - Development Requirements
- DR1 - Design
- DR3 - Movement
- H7 - Housing in the Countryside Outside Settlements
- H13 - Sustainable Residential Design
- H16 - Car Parking
- H18 - Alterations and Extensions
- LA1 - Areas of Outstanding Natural Beauty
- LA2 - Landscape Character and Areas Least Resilient to Change
- LA4 - Protection of Historic Parks and Gardens
- LA5 - Protection of Trees, Woodlands and Hedgerows

3. Planning History

- 3.1 SH940997PF Rebuild fire damaged house to original state as single residence with outbuildings and six houses on adjoining land at Caradoc Court, Sellack. Approved 24 February 1995.
- 3.2 DCSE2006/1684/V Certificate of Lawfulness for six new houses (approved planning permission SH940997PF), Caradoc Court, Sellack. Approved 6 December 2006.
- 3.3 DMSE/093151/PF Erection of six detached houses (amendments to SH940997PF). Approved 14 April 2010.
- 3.4 DMS/103179/F Variation of Condition 6 approved Planning Permission DMSE09/3151/F for amendments to house elevations. Approved 2 February 2011.
- 3.5 DMS/103173/F Variation of Condition 9 of approved Planning Permission DMSE09/3151/F to enable installation of domestic heating oil tanks. Approved 23 February 2011.
- 3.6 DMS/110341/F Carport to Plot 1 and garages to 5 Plots. Withdrawn 14 March 2011.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Further information on the subject of this report is available from Mr E Thomas on 01432 260479

Internal Consultees

- 4.2 Conservation Manager (Landscapes and Biodiversity): It is recognised that the scale of the garaging has been reduced and that they have been sited in a more orderly way than in the previous scheme. It is also acknowledged that the repositioning of the garage on unit 3 will mean that the garage will not shade the garden area as previously identified. However, it remains the case that any garaging will increase the scale of built development when considered relative to the extant permission. This will result in a cramped appearance, undesirable in the wider landscape setting. Accordingly the application is not supported.
- 4.3 Public Rights of Way Manager: No objection.
- 4.4 Traffic Manager: No objection but considers the garages could be made slightly wider in order to ensure ease of access by vehicles. The absence of a personnel door was identified and subsequently amended, thus making the buildings more accessible and usable as additional storage or cycle parking.

5. Representations

- 5.1 Sellack Parish Council: No objection in principle, although whether the garages will be used for cars of storage remains to be seen.
- 5.2 Two letters of objection have been received. The content is summarised as follows.
- The development has increased in scale relative to the 1995 permission and is now completely out of character with the surrounding countryside.
 - The proposed garages would increase the prominence of the development in views from the north with the effect that approximately 75% of the northern boundary would be occupied by buildings – a 15% increase.
 - The intensification of development on site results from strategic decisions undertaken by the applicant. Integral garages approved under the 1995 permission were removed in preference for the addition of extra living space.
 - There has been an associated increase in bedroom numbers, increasing likely occupancy and car ownership.
 - There is no assurance that the garages would be used for parking.
 - The value of the development appears to have increased by comparison with the appraisal submitted with the 2009 application. This brings into question the validity of allowing further intensification in the context that enabling development should be the minimum necessary to achieve the conservation objective.
- 5.3 The application is accompanied by a Design and Access Statement that states that the proposed garages are a better option than the approved storage sheds, with greater longevity and the use of more appropriate materials. The covering letter accompanying the application suggests that prospective purchasers are being put-off by the lack of garaging, although this is not a material planning consideration.
- 5.4 The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

- 6.1 The application seeks planning permission for the erection of garaging to serve each of the properties approved under application S/093151/F. Neither the 1995 planning permission nor the 2010 successor made provision for detached garages and in each case permitted

development rights were removed to ensure that subsequent proposals for additional development could be assessed further.

- 6.2 In this case the key issue in the determination of the application is the assessment of the visual and landscape impact of the development as one within the Wye Valley Area of Outstanding Natural Beauty and the unregistered historic park and garden. Policy LA1 gives priority to the protection and enhancement of the natural beauty and amenity of the area in the national interest. Development will only be permitted where it is small-scale, does not adversely affect the intrinsic natural beauty of the landscape and is necessary to facilitate the economic and social well-being of the designated areas and their communities or can enhance the quality of the landscape or biodiversity. Likewise development that would adversely affect the historic structure, character, appearance, features of setting of an historic park or garden will be considered contrary to Policy LA4 of the Unitary Development Plan.
- 6.3 The development represents an exception to the normal planning policies which advocate protection of the open countryside and aim to direct new residential development to sustainable locations. The principle of residential development upon the site was only ever acceptable as a mechanism by which funds could be generated to restore the fire damaged Grade II* listed Caradoc Court. This objective has been achieved.
- 6.4 The current application for single garages and a carport does represent a further intensification of development upon the site, but has to be assessed in the context that six detached dwellings have been approved with some now nearing completion. The visual impact of the approved dwellings is acknowledged but the proposed garages have been reduced in scale relative to the withdrawn scheme and in the main are set back and to the side of the respective dwellings. There is greater uniformity to the design of the proposed garages and the reduction in scale relative to the withdrawn scheme allows for greater separation distances between the dwellings and intended outbuildings.
- 6.5 The principal local vantage point is from the bridleway which bounds the site to the south. Other than at the site entrance the bridleway is sunken relative to the site and views of the proposed garages are likely to be glimpsed through the bridleway trees. As one moves to the east the differential in levels between the bridleway and the site becomes more pronounced, with the effect that the garages serving units 4 and 5 are unlikely to be visible from the bridleway, whilst that serving unit 6 will, in the main, be shielded by the dwelling itself.
- 6.6 Whilst it is undeniable that the garages will increase the built form when viewed from the northern aspect, given the scale of the garages relative to the approved dwellings it is my view that the landscape and visual impact attributable to the garages themselves will be minimal in the overall context. It is also the case that the garages for plots 2, 3, 4 and 5 are intended in substitution for previously approved garden sheds.
- 6.7 In conclusion, whilst the observations of the Conservation Manager are noted, it is considered that the proposed single garages represent an acceptable approach in the overall site context and the application is recommended for approval subject to conditions, to include a restriction on the future conversion of the garages as habitable accommodation.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B03 Amended plans**
- 3. F08 No conversion of garage to habitable accommodation**

Informative:

1. N15 Reason(s) for the Grant of PP/LBC/CAC

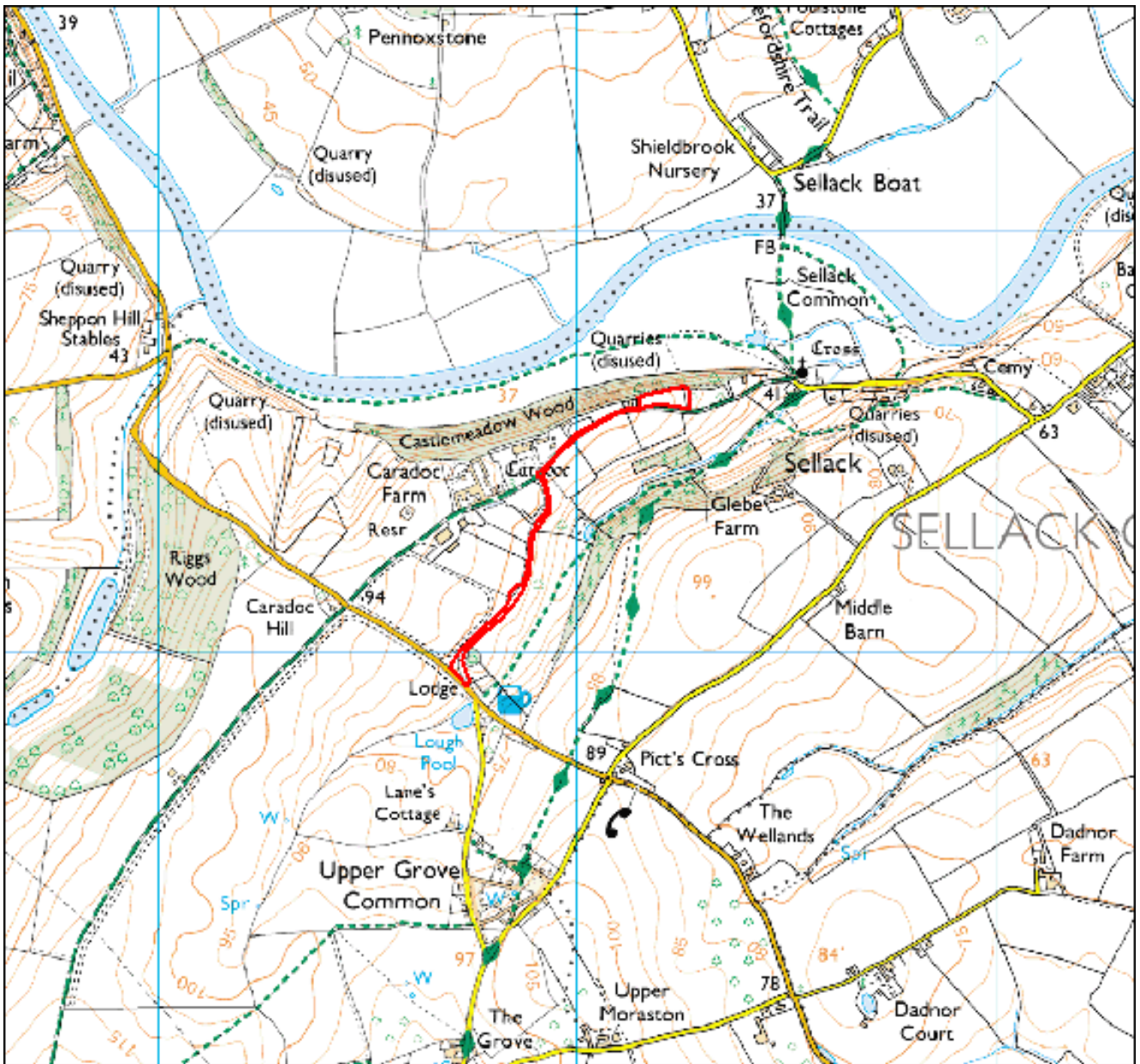
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DMS/110810/F

SITE ADDRESS : LAND NR. CARADOC, SELLACK, HEREFORDSHIRE, HR9 6LS

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